

**MINUTES
CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, JUNE 19, 2019
COMMITTEE ROOM**

Members Present: Malay, Smunt, Norris, Kessler, Mann, Pretz

Members Absent: Krahenbuhl

Also Present: Russell Colby, Community Development Division Manager
Rachel Hitzemann, Planner

1. Call to order

Chairman Norris called the meeting to order at 7:00 p.m.

2. Roll call

Ms. Hitzemann called roll with six members present. There was a quorum.

3. Approval of Agenda

The following items were added:

5a. 1 Illinois St. (Eden on the River)

6a. Corrected address to show 218 Park Ave instead of 318 Park Ave.

4. Presentation of minutes of the June 5th, 2019 meeting

A motion was made by Ms. Malay and seconded by Mr. Kessler with a unanimous voice vote to approve the minutes of the June 5th, 2019 meeting.

5. Preliminary Reviews – Open forum for questions or presentation of preliminary concepts to the Commission for feedback

a. 1 Illinois St. (Eden on the River)

The restaurant has a large deck space that they would like to use year-round for special events. The concept includes adding an enclosed glass structure with removable side panels. The existing deck may be replaced with a slab or patio. The new brick will match the ones on the existing structure. The Commissioners expressed support of the concept.

6. Landmark Applications

a. 218 Park Ave.

Mr. Pretz presented the application for landmark designation of this property. He added information to state the seven windows were nonconforming. Dr. Smunt noted the style is more National than Greek Revival.

A motion was made by Ms. Malay and seconded by Mr. Kessler with a unanimous voice vote to schedule a public hearing with the correction to the style from Greek Revival to National.

7. Certificate of Appropriateness (COA) applications

a. 215 N. 3rd Ave.

The proposal is for a 4 ft. cast aluminum fence. It will extend around the majority of the property and will include a great deal of landscaping along the fence to fit the style of the house.

A motion was made by Ms. Malay and seconded by Mr. Pretz with a unanimous voice vote to approve the COA as presented.

b. 12 N. 3rd St.

This item was previously approved. The proposal now includes a modification to extend the front wall 3 ft. from the current structure to provide additional patio space. Ms. Malay expressed concern over losing sidewalk space. Although the extension appears to fall within the appropriate permitted allotment, Mr. Colby said they will need to verify the exact location of the property line before a permit can be issued.

A motion was made by Ms. Malay and seconded by Dr. Smunt with a unanimous voice vote to approve the COA as presented.

c. 21 S. 4th St.

The proposal is for the replacement of shingles on the window hood. The applicant stated he is unable to find scalloped cedar shingles. Dr. Smunt suggested getting mass produced shingles and then cut and stain them himself. The Commission said they would prefer to see the final selected product before granting approval and advised this can be done via email.

A motion was made by Ms. Malay and seconded by Dr. Smunt with a unanimous voice vote to approve the COA contingent upon using cedar material in the same size, scale and proportion as the original, and receiving a picture of the selected material to be approved by the Commission.

d. 1st Building Lot 8

The Commission previously reviewed this project as a PUD preliminary review. The applicant has now submitted detailed architectural plans and elevations based on previous feedback.

A motion was made by Ms. Malay and seconded by Mr. Kessler with a unanimous voice vote to approve the COA with the exception of signage.

e. 106 S. Riverside Ave. (Pollyanna)

The City Council approved a license agreement to permit the use of the landscaped area that is on city property to be used as an outdoor patio. The patio will be constructed at the grade of the sidewalk. The fencing will match the style of the fencing on the rest of the building.

A motion was made by Ms. Malay and seconded by Dr. Smunt with a unanimous voice vote to approve the COA as presented.

8. Grant Applications

None.

9. Other Commission Business

a. Pottawattamie Tour – Follow Up Discussion

The Commissioners shared feedback they received from the tour. Mark Koenen was impressed with the whole program. Aldr. Payleitner and Aldr. Lewis said they enjoyed the tour and learned a great deal. Aldr. Bessner said they now have a better understanding of the importance of the surveys.

Mr. Pretz suggested getting Council member feedback on the Commission's plans for 2020. Ms. Malay asked if they should consider changing the boundary that the Commission would like surveyed. Dr. Smunt recommended they go as large as possible.

10. Additional Business and Observations from Commissioners or Staff

None

11. Meeting Announcements: Historic Preservation Commission meeting Wednesday, July 3, 2019 at 7:00 P.M. in the Committee Room.

12. Public Comment

None

13. Adjournment

With no further business to discuss, the meeting adjourned at 8:17 p.m.